



## Merrion Avenue Stanmore £2,600 Per month

Davidson Frost-Wellings are delighted to offer this beautifully maintained three-bedroom semi-detached family home, presented in immaculate condition and brimming with natural light. The property boasts multiple spacious living areas, perfect for both entertaining and comfortable family life. Ideally located less than a three-minute walk from Stanmore Underground Station, it provides effortless access to central London while remaining in a quiet, family-friendly neighbourhood. Families will also appreciate being within the catchment area for several highly regarded schools.

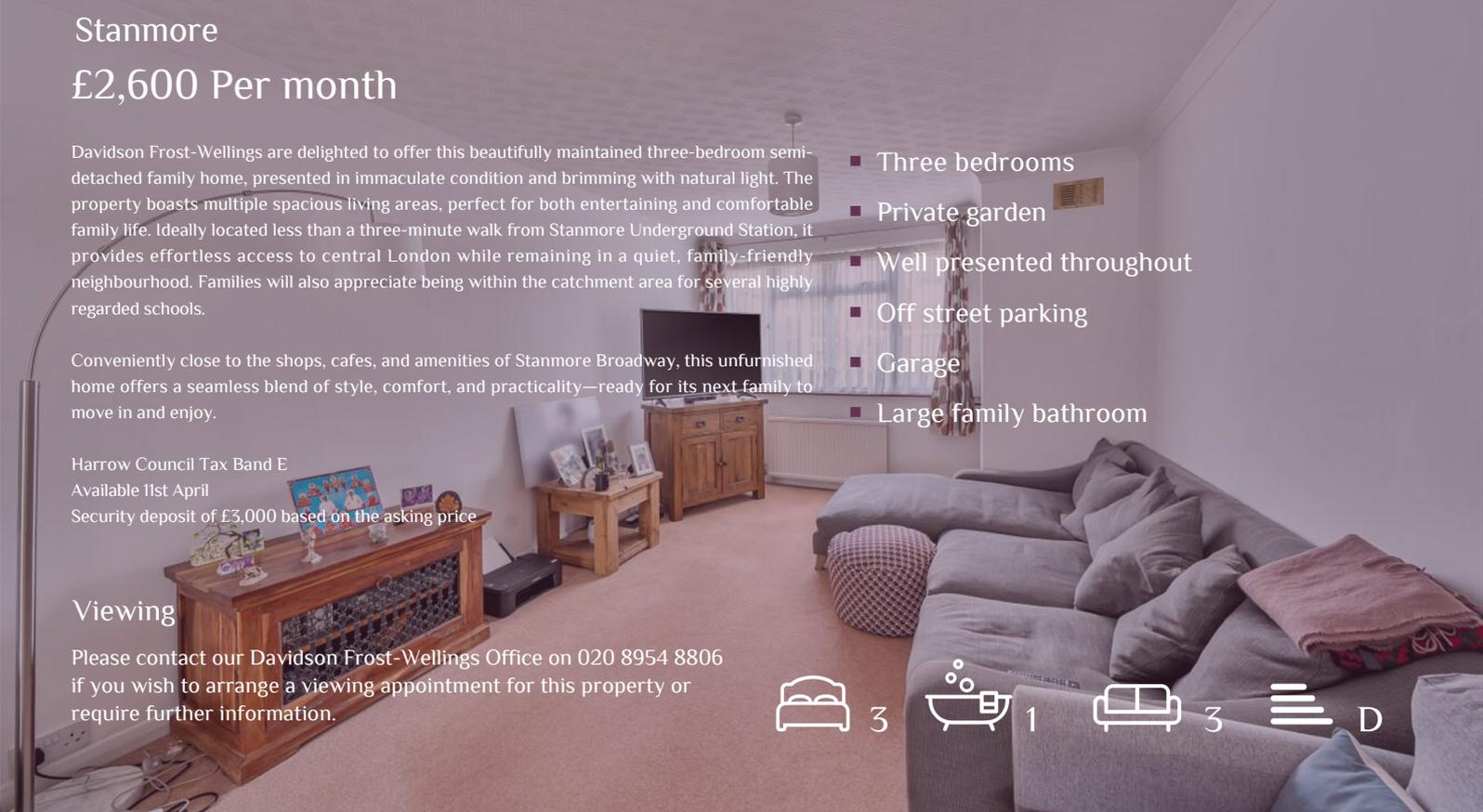
Conveniently close to the shops, cafes, and amenities of Stanmore Broadway, this unfurnished home offers a seamless blend of style, comfort, and practicality—ready for its next family to move in and enjoy.

Harrow Council Tax Band E  
Available 1st April  
Security deposit of £3,000 based on the asking price

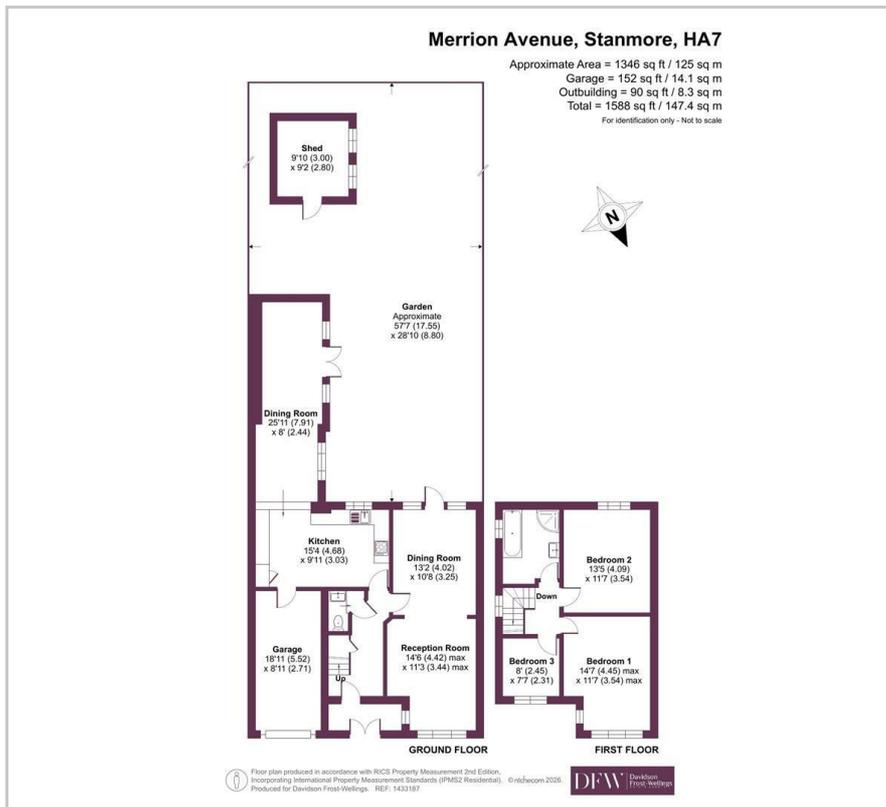
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Three bedrooms
- Private garden
- Well presented throughout
- Off street parking
- Garage
- Large family bathroom



# Floor Plan



# Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>58</b>	<b>67</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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